

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: TU 1-3-07, Burkhard's Tractor & Equipment, Inc., 4180 South University Drive, Davie, FL 33328

AFFECTED DISTRICT: District

TITLE OF AGENDA ITEM: Temporary Use Permit for Burkhard Tractor & Equipment, Inc. sales event.

REPORT IN BRIEF: : The applicant is requesting approval for activities that are associated with a customer appreciation sale. Burkhard Tractor & Equipment, Inc. is a lawn and garden retail store. The applicant is proposing to have a sale, which will include lunch at Saint David's Church Pavilion, and a bounce house. The lunch will be located at St. David's Pavilion Area, which is directly north of the parcel. Parking will be provided at Burkhard Tractor & Equipment, Inc. and also at St. David's Catholic Church. The applicant does have written permission from St. David's Catholic Church to utilize the pavilion and parking areas. The event will be Saturday March 31, 2007 from 7:00 am to 5:00 pm. A site plan depicting details of the request has been reviewed by the Development Services Department and is attached.

DURATION OF EVENT: The duration of the request is Saturday March 31, 2007 from 7:00 am to 5:00 pm.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that the Burkhard Tractor & Equipment, Inc. activities will be suitably separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) Any temporary use authorized by Town Council shall be approved and accepted as to all terms and conditions by the applicant in writing within ten (10) days of the date such temporary use is authorized. The applicant shall file such authorization with the Development Services Department.
- (2) A building permit must be secured prior to the event. (If applicable)
- (3) All concerns and comments as identified by reviewing agencies on the building permit must be addressed prior to the issuance of a Building permit.

- (4) Provide proper traffic control devices, such as barricades or cones.
- (5) The permit shall be valid only for the time specific March 31, 2007 from 7:00 am to 5:00 pm.

PREVIOUS ACTIONS: None

CONCURRENCES: The Development Review Committee has reviewed the application and has no objections to the request.

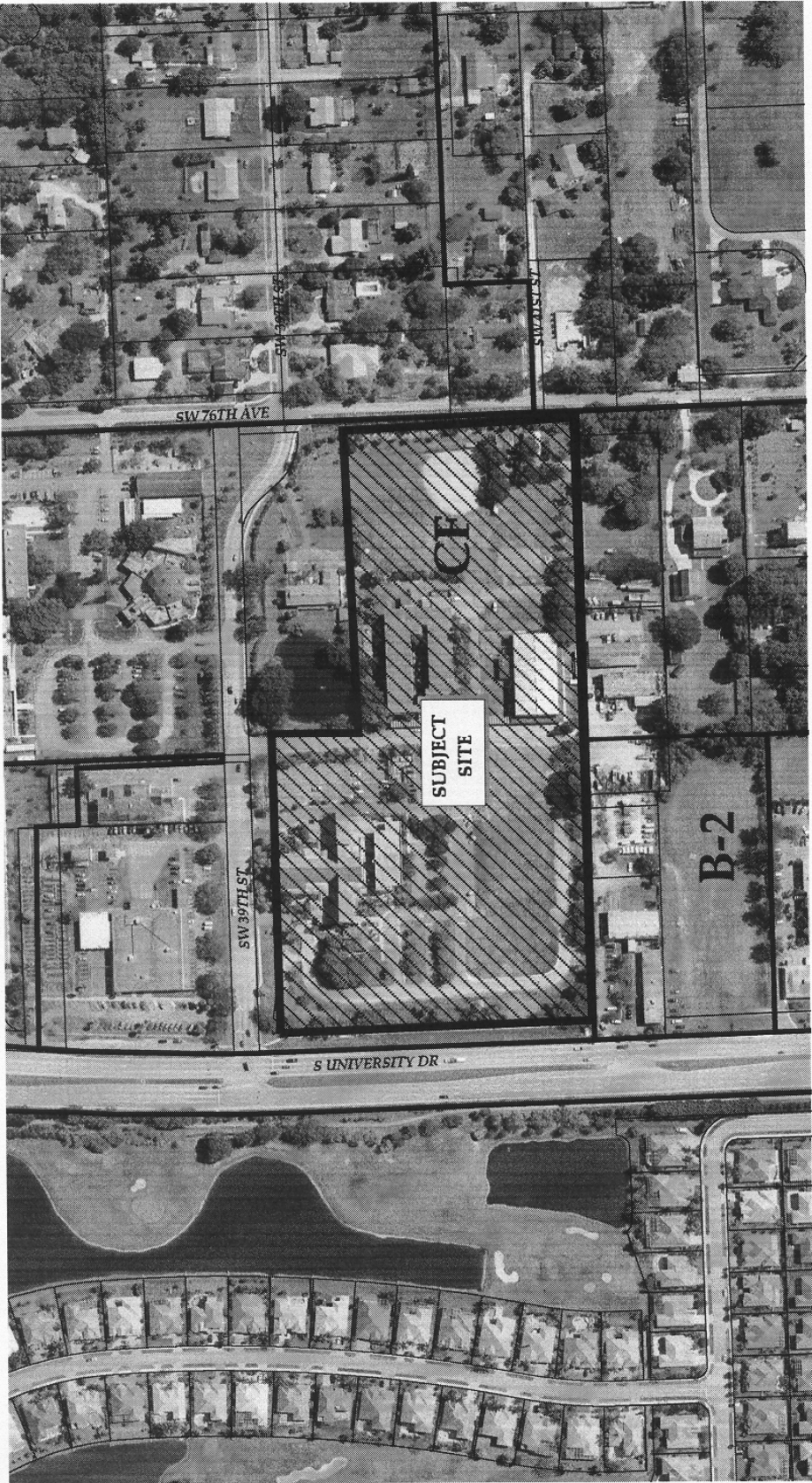
FISCAL IMPACT: Yes

Has request been budgeted? n/a

Burkhard Tractor & Equipment, Inc. shall reimburse the Town of Davie for any services provided by police and/or fire departments during the temporary use.

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Aerial, Zoning, and Subject Site Map, Site plan.



Temporary Use Application
TU 1-3-05 / St. David Catholic Church
Aerial, Zoning, and Subject Site Map

Prepared By: A.J.P
Date Prepared: 2/7/05



The Town of Davie
Development Service Department
Planning & Zoning Division

